

PK 7532PG018

57-33

**WARRANTY DEED**  
(Statutory Short Form)

**TRANSFER  
TAX  
PAID**

Angela W. Thibodeau, whose mailing address is P.O. Box 2792, Waterville, Maine 04903-2792, for consideration paid, grants to Albert J. Souza, whose mailing address is 3 Roosevelt Avenue, Unit #3, Waterville, Maine 04901, with **Warranty Covenants**, the real estate bounded and described as follows, to wit:

**025603**

A CERTAIN LOT OR PARCEL OF LAND situated in Waterville, Kennebec County, Maine and being Lot #54 (fifty-four) together with 35.24 feet (thirty five point two four feet) of the adjoining Lot #53 (fifty three) as shown on a plan of Boutelle Heights made by Green and Wilson, C.E., which plan is filed in the Kennebec Registry of Deeds May 10, 1921. The land herein conveyed has a frontage on Roosevelt Avenue of fifty four point ten feet (54.10) on Lot #54 plus 35.24 (thirty five point two four) feet on Lot #53 making a total frontage of 89.34 (eighty nine point three four) feet; it is 100 (one hundred) feet deep; and measures 42.35 (forty two point three five) feet in the rear on an angle as per plan.

No dwellings to be erected on said lot to cost less than five thousand (\$5,000) dollars;

No buildings to be erected excepting dwelling house of not more than two family tenancy and private garages to be used in connection therewith;

No building to be erected within (20) feet of the sidewalk, doorstep, piazzas, and bay window excepted;

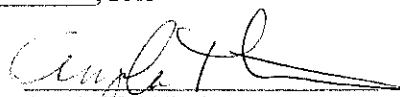
No garage used in connection with a dwelling house to be erected within sixty (60) feet of the sidewalk.

The foregoing building restrictions are conditions upon which this conveyance is expressly made.

BEING the same premises conveyed by Donald W. Perkins, Trustee under Irrevocable Declaration of Trust dated November 12, 1998 to Angela W. Thibodeau said deed being dated September 28, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6667, Page 87 and re-recorded in said Registry in Book 6722, Page 180.

Witness my hand and seal this 28 day of July, 2003

Witness

  
Angela W. Thibodeau

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BK 7532PG019

State of Maine  
Kennebec, ss.

July 28, 2003

Personally appeared the above named Angela W. Thibodeau and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public

Printed Name  
My Com. Exp.: \_\_\_\_\_

DAVID R. WHITTIER  
My Commission Expires  
August 30, 2007



RECEIVED KENNEBEC SS.  
2003 JUL 29 AM 9:00

ATTEST:   
REGISTER OF DEEDS